



CONNECTICUT ASSOCIATION OF
REALTORS® INC.

Statement on

**H.B. 5385: An Act Concerning Energy Retrofits for Certain Buildings
and the Disclosure of the Energy Efficiency of Certain Buildings
OPPOSE**

Submitted to the Energy and Technology Committee
by **Norm Krayem**
Thursday, March 8, 2012

Good afternoon. My name is Norm Krayem and I'm speaking today on behalf of the Connecticut Association of REALTORS®. I'm a past president of the Association and also headed what was once called it's Commercial Investment Division.

On behalf of our 15,000 members, I wish to express strong opposition to House Bill 5385: An Act Concerning Energy Retrofits and the Disclosure of the Energy Efficiency of Certain Buildings. The bill forces homeowners, landlords, and commercial property owners to provide energy data and/ or rating scores for their properties before sale or lease. It apparently leaves the design of the rating systems to state agencies and/or the US Department of Energy, so no one really knows what the costs, metrics, and reporting software will be.

We spoke against a similar proposal last year in your Committee. We tried then to point out impediments bills like these create for the housing market. Who, seriously, wants to place another requirement on home sellers - - a mandated energy "evaluation" or audit - - when it's already so hard to transfer properties? Just last month, it was reported that "The housing market in Connecticut, in terms of houses sold and new homes built, has hit its lowest point in a generation." (*My Record Journal.com, 2/3/2012, Russell Blair*). Likewise, if Connecticut is truly "open for business," the new mandates this bill imposes on commercial property owners doesn't live up to the slogan.

Connecticut's Realtors are committed to reasonable, voluntary strategies for reducing greenhouse gases and more efficient energy use. Our commitment is clearly visible in our Washington, DC, office building - - the first privately-owned commercial building in the nation's capital to be LEED Silver certified.

(continued).



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111 Founders Plaza, Suite 1101, East Hartford, CT 06108-3212
Tel: (860) 290-6601 | Toll Free: (800) 335-4862 | Fax: (860) 290-6601
www.ctrealtor.com